| 039.0 | 0001 | 0008.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 559,800 / 559,800 |
| | | | | | USE VALUE: | 559,800 / 559,800 |
| | | | | | ASSESSED: | 559,800 / 559,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 18 | | WELLESLEY RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HARRINGTON HAZEL B/LIFE ESTATE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 18 WELLESLEY RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HARRINGTON EDWARD F-HAZEL B - |
| Owner 2: | - |
| Street 1: | 18 WELLESLEY RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 1036 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6300.000 | 169,400 | 600 | 389,800 | 559,800 |
| Total Card | 0.145 | 169,400 | 600 | 389,800 | 559,800 |
| Total Parcel | 0.145 | 169,400 | 600 | 389,800 | 559,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.35 | /Parcel: 540.3

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 25573 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 10/31/18 |

!3178!

## PREVIOUS ASSESSMENT

Parcel ID: 039.0-0001-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 169,400 | 600 | 6,300. | 389,800 | 559,800 | 559,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 155,000 | 0 | 6,300. | 353,200 | 508,200 | 508,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 155,000 | 0 | 6,300. | 335,000 | 490,000 | 490,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 155,000 | 0 | 6,300. | 292,300 | 447,300 | 447,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 155,000 | 0 | 6,300. | 249,700 | 404,700 | 404,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 154,200 | 0 | 6,300. | 231,400 | 385,600 | 385,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 154,200 | 0 | 6,300. | 191,800 | 346,000 | 346,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 154,200 | 0 | 6,300. | 182,700 | 336,900 | 336,900 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3178

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HARRINGTON EDWA | 65888-337 | | 8/11/2015 | Convenience | 1 | No | No | | |
| | 11522-124 | | 8/2/1968 | | 99 | No | No | | N |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 18:29:25 |

## LAST REV

| Date | Time |
|---|---|
| 09/09/19 | 13:51:14 |
| apro | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 25573 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/1/2004 | 832 | Re-Roof | 4,575 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/31/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/15/2009 | Meas/Inspect | 189 | PATRIOT |
| 2/17/2000 | Mailer Sent | | |
| 2/17/2000 | Meas/Inspect | 197 | PATRIOT |
| 8/16/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6300 | | Sq. Ft. | Site | | 0 | 64. | 0.97 | 3 | | | | | | | | | 389,761 | | | | | | 389,800 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.14463 | Total SF/SM: | 6300 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: 389,761 | Spl Credit | Total: 389,800 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1957 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 30 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99297005 |
| Adj $ / SQ: | 127.348 |
| Other Features: | 57365 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 230101 |
| Depreciation: | 60747 |
| Depreciated Total: | 169354 |

## COMMENTS

OF=BMT SINK.

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 5 | BRs: | 3 | Baths: | 1 | HB | | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 3 | M |
| Totals | | | |
| 1 | 5 | 3 | |

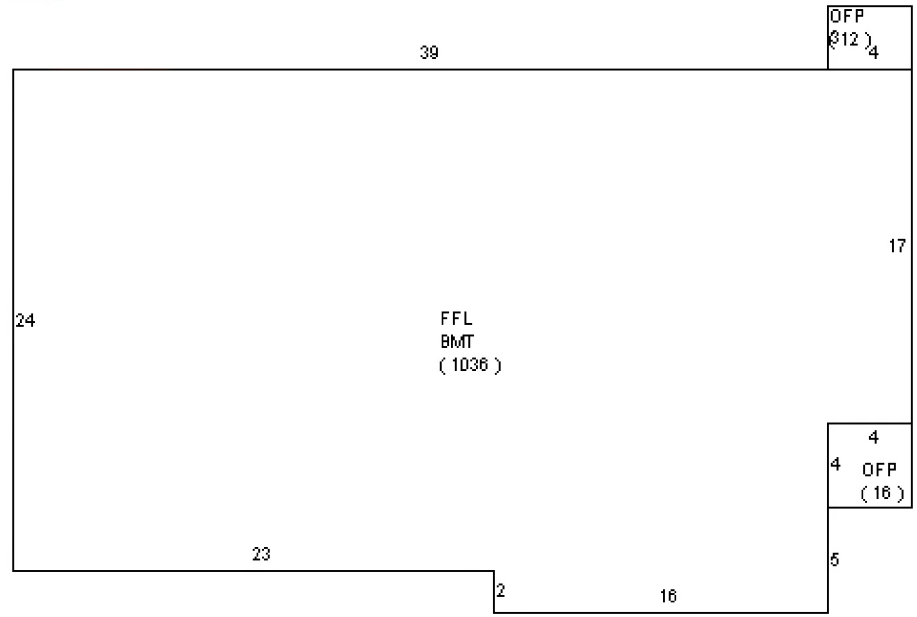
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 127.35 |
| Special Features: | 0 | Val/Su Net: | 80.67 |
| Final Total: | 169400 | Val/Su SzAd | 163.51 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,036 | 38.200 | 39,580 |
| FFL | First Floor | 1,036 | 127.350 | 131,933 |
| OFP | Open Porch | 28 | 43.690 | 1,223 |
| | Net Sketched Area: | 2,100 | Total: | 172,736 |
| Size Ad | 1036 | Gross Are | 2100 | FinArea 1036 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 10X12 | A | AV | 2016 | 5.38 | T | 5 | 101 | | | 600 | | | 600 |
| 2 | Frame Shed | D | Y | 1 | 10X12 | A | AV | 2016 | 0.00 | T | 2.4 | 101 | | | | | | |

## PARCEL ID

039.0-0001-0008.0

## IMAGE

AssessPro Patriot Properties, Inc

| More: | N | Total Yard Items: | 600 | Total Special Featues: | | Total: | 600 |
|---|---|---|---|---|---|---|---|